

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



25 HUNCOTE ROAD, STONEY STANTON, LE9 4DH

OFFERS OVER £315,000

Extended semi detached property situated on a large plot with double garage to rear. Sought after and convenient location within walking distance of the village centre including a parade of shops, doctors surgery, primary school, recreational facilities, open countryside, public houses and good access to major road links. Well presented including panelled interior doors, refitted bathroom, shutters, gas central heating and UPVC SUDG. Spacious property benefits from entrance hallway, lounge with feature fireplace, extended dining kitchen and separate WC. Four bedrooms and refitted Jack and Jill bathroom with shower. Wide driveway to front and side leading to double brick built garage. Good sized fenced and enclosed rear garden. Viewing highly recommended. Carpets, blinds, curtains, shutters and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

Attractive composite front door leads to the:

EXTENDED ENTRANCE HALLWAY

Stairway to first floor. Single panel radiator, vinyl flooring and panelled interior door to:

EXTENDED LOUNGE TO FRONT

16'9" x 14'11" (5.11 x 4.55)

Feature fireplace with marble surround and hearth housing coal effect gas fire. TV aerial point, single panel radiator and vinyl flooring. Door to useful understairs storage cupboard with shelving and housing electric meter and consumer unit. Chrome light switches. Wood and glazed interior door to



EXTENDED DINING KITCHEN

21'8" x 17'4" (6.61 x 5.30)

Range of floor mounted kitchen units with black roll edge working surfaces above. Inset one and a half bowl stainless steel sink and drainer with mixer tap above and cupboard beneath. Appliance recess points including plumbing for automatic washing machine and dishwasher. Integrated four ring induction hob with stainless steel extractor hood above and electric oven with grill beneath. Further range of wall mounted cupboard units. Two radiators, TV aerial point and UPVC SUDG French doors to rear garden. UPVC SUDG door to side. Door to useful storage cupboard with light and shelving. Door to:



SEPARATE WC

Low level WC and pedestal wash hand basin.

FIRST FLOOR LANDING

Wired in smoke alarm. Attractive white panelled interior doors to:

REAR BEDROOM ONE

11'11" x 11'2" (3.65 x 3.41)

Double panel radiator, wall lights and TV aerial point. Airing cupboard housing Ideal gas combination boiler for central heating and domestic hot water.



REFITTED JACK AND JILL BATHROOM

8'11" x 6'3" (2.72 x 1.91)

White suite consisting P shaped panelled bath with mixer shower above, vanity sink and low level WC. Laminate wood strip flooring Inset ceiling spotlights and single panel radiator.

FRONT BEDROOM TWO

12'2" x 7'11" max (3.72 x 2.43 max)

Fitted window shutters and single panel radiator.



FRONT BEDROOM THREE

10'0" max x 9'1" (3.07 max x 2.78)

Fitted window shutters and single panel radiator.



REAR BEDROOM FOUR

9'6" x 7'10" (2.91 x 2.39)

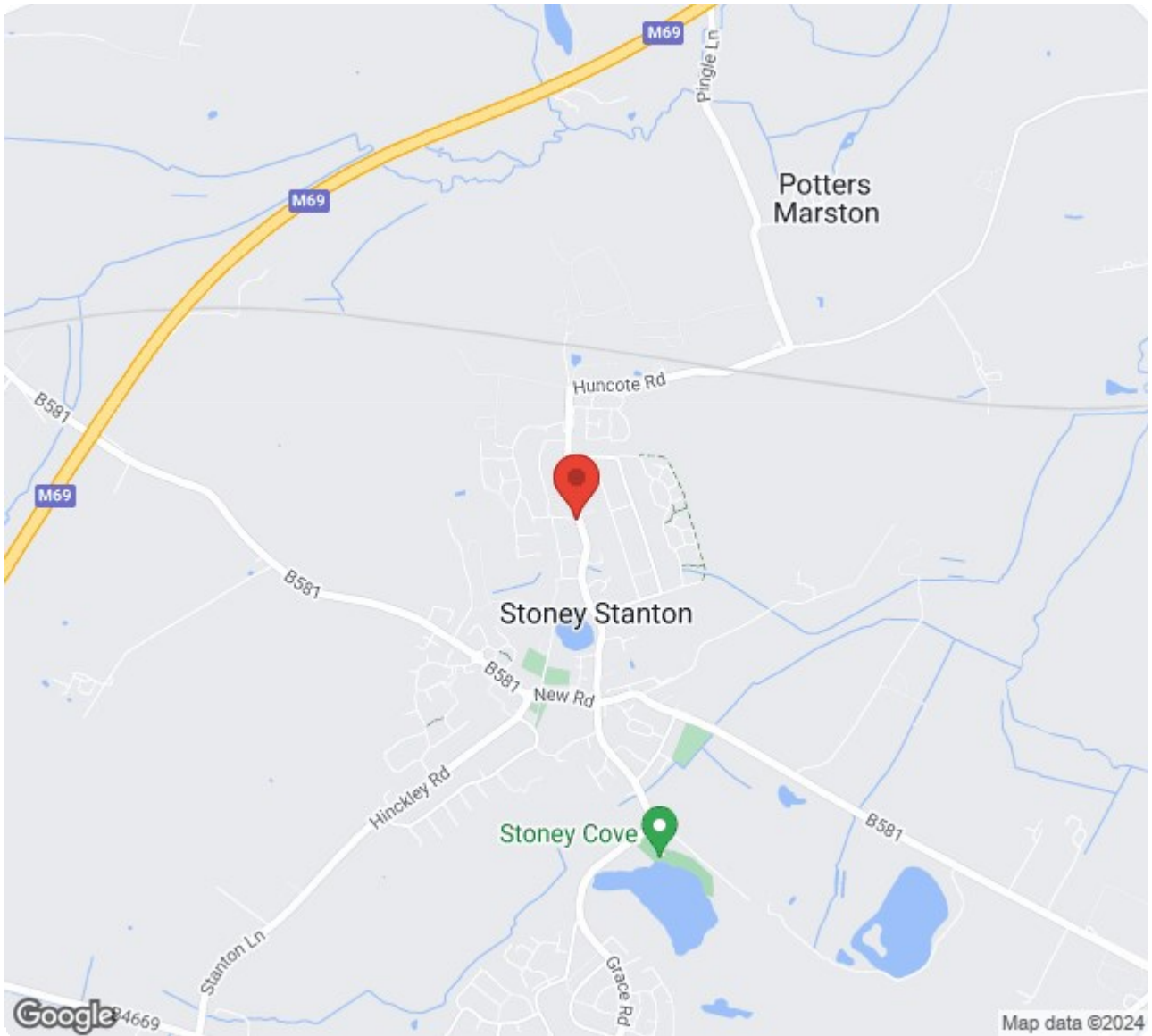
Single panel radiator and loft access (loft is partially boarded)



OUTSIDE

The property is nicely situated, set well back from the road with a large block paved driveway to front which leads down the side of the property through a wrought iron gate. Driveway leads down to the bottom of the garden where there is a detached brick built double garage with pitched roof, pedestrian door to side and windows. Good sized fully fenced and enclosed rear garden. Block paved patio area adjacent to the rear of the property. Outside tap and light





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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